



Penylan Avenue  
, Porthcawl, CF36 3LL

Offers over £425,000



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This detached chalet-style bungalow offers a perfect blend of comfort and convenience. With three spacious reception areas, this property is ideal for both relaxation and entertaining. The well-appointed kitchen, complete with built-in appliances and a handy pantry, makes meal preparation a pleasure. The thoughtfully designed layout includes a shower room and a utility room, enhancing the practicality of everyday living. At the rear of the home a dining area flows seamlessly into a bright living room, which in turn leads to a lovely conservatory. This space is bathed in natural light and offers direct access to the rear garden, a tranquil retreat featuring a well-maintained lawn and a variety of planting.

The bungalow features three inviting bedrooms, including a ground floor bedroom that is perfect for guests or those seeking single-level living. On the first floor there are a further two bedrooms, one of which has an en-suite wet room. On the landing there is a spacious store cupboard. From both bedrooms there is also access to the eaves with further storage space available

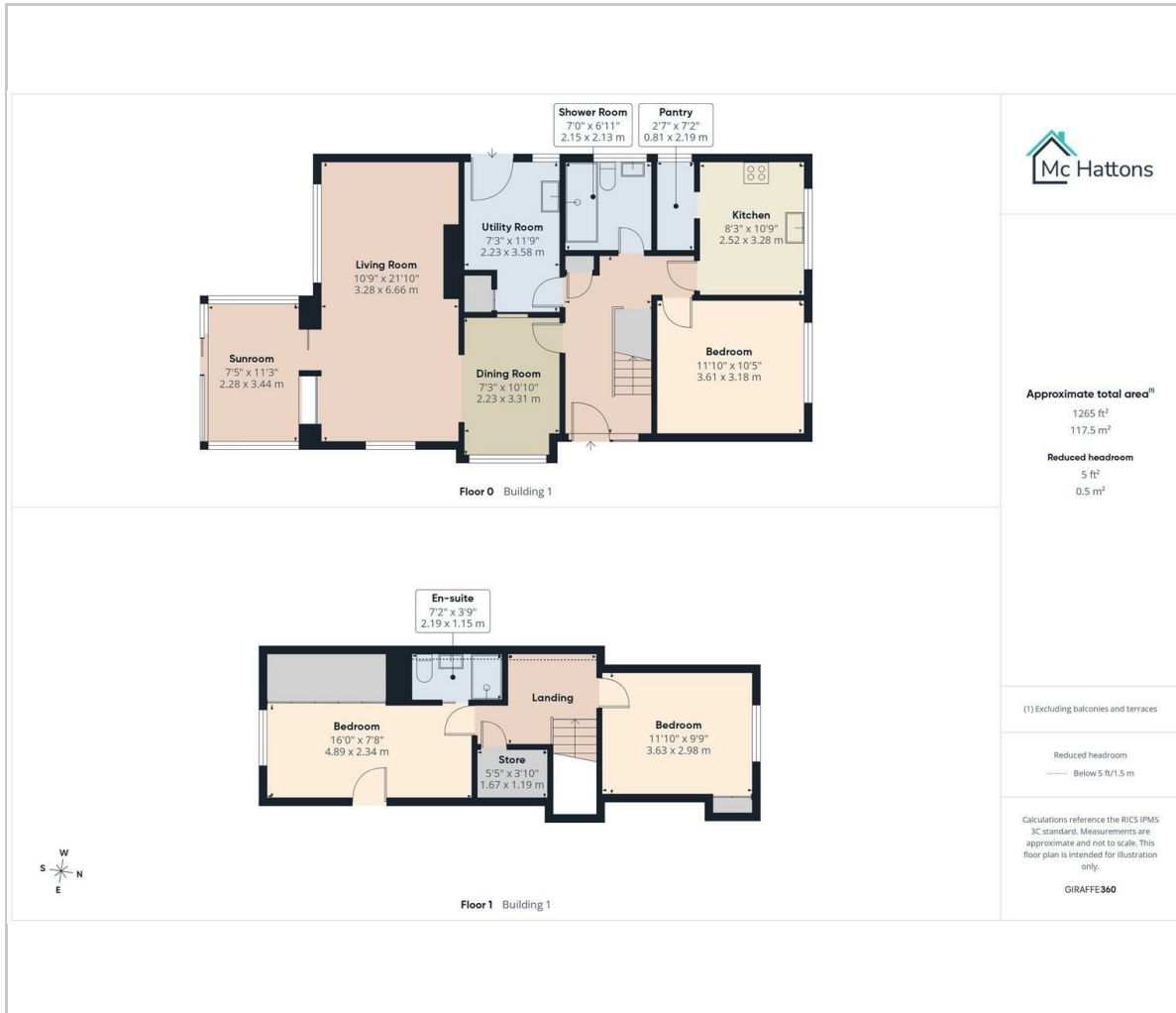
For those with creative pursuits or the need for a home office, the garden also houses an art studio, providing a versatile space to inspire your imagination.

Off-road parking at the front of the property ensures convenience, while additional storage options in the eaves and a garden storage room cater to all your organisational needs. With schools, the seafront, and the town just a stone's throw away, this bungalow is perfectly positioned for a vibrant lifestyle. This property is a wonderful opportunity for anyone seeking a comfortable home in a desirable location.





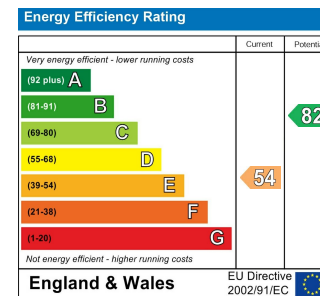
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our McHattons - Porthcawl Office on 01656 331577 if you wish to arrange a viewing appointment for this property or require further information.

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